



BELLAIRE PROPERTIES INC. (CARSON’S CREEK)
PURCHASER EXTRAS

LOT # 035 P.E #004 – Model -BUCKHORN - 1800 - PHASE 5

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

*****Also, it is very important to speak to Roberto Ruiz before starting on site ****

TRADE: ITEMS TO BE COMPLETED

Miranda Painting	#1
Internazionale Electric	#2
Liberty	#2, #9, #11
Advance Marble	#3, #4, #9, #10
Pipecon	#4, #9, #10
Roberto Ruiz	#5
Allstar Carpentry	#6, #12
Maple Drywall	#6
National Frieplace	#6
Weston Flooring	#7, #8
Barrie Trim	#7

Date: Jan.-25-2023
From: Lormel Homes
Site Clerk: Jai Fitzgerald
Site Tel: 905-775-3633
Site Fax: 905-775-9083

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324
If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): ASYA LEVIN

LOT NUMBER: 035 PHASE: 5

MODEL: 1800 Buckhorn

P.E.#: 004

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order

No.	DESCRIPTION	PRICE
1.	Provide stain to stairs, handrail, and posts etc. (to complement the colour of laminate/vinyl) from main to second floor in lieu of standard. Price is based on metal pickets	
2.	Provide cabinet provision plus dedicated electrical for future over the range microwave in the kitchen area. *Note: OTR is not included, purchaser to supply and install.	
3.	Provide and install upgrade stone counter top (level 4) in the kitchen area, based on revised kitchen layout in lieu of level 1.	
4.	Provide and install upgrade under mount sink in the kitchen in lieu of standard	
5.	Increase size of opening approximately 1'ft (as much as possible) from main hallway to great room in lieu of standard opening	
6.	Provide and install drywall box surround from floor to ceiling in lieu of standard fireplace mantle. *Note: The width of box to be approximately 60" inches wide by 12"-18" inches deep.	
7.	Provide and install option 133 (laminate/vinyl) flooring at the upper hallway *only* in lieu of level 1 carpet.	
8.	Provide and install option 133 (laminate/vinyl) flooring throughout the main floor (except for tiled areas) in lieu of standard hardwood.	
9.	Provide and install upgrade stone (level 2) counter top in the primary ensuite bathroom in lieu of laminate	
10.	Provide and install upgrade under mount sinks (x2) in the primary ensuite bathroom in lieu of standard	
	Net upgrades continued on page 2	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 2		
	TOTAL	

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____
Asya Levin
Asya Levin (Jan 24, 2023 09:55 EST)
PURCHASER

PURCHASER

TERMS: CASH OR CHECK BY ADVANCE

BELLAIRE PROPERTIES INC.

Per: _____
VENDOR

File Copy for
Construction
Office

(Original verified at Head Office)



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): ASYA LEVIN
LOT NUMBER: 035 PHASE: 5
MODEL: 1800 Buckhorn
P.E.#: 004

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide and install two-tone cabinetry in the kitchen area (different coloured island-only).	
12.	Provide for additional support/backing for future wall mounted TV in the great room.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
PAID IN FULL BY CHEQUE		
	TOTAL	

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____
Asya Levin
Asya Levin (Jan 24, 2023 09:55 EST)
PURCHASER

PURCHASER

File Copy for
Construction
Office

TERMS: CASH OR CHEQUE IN ADVANCE

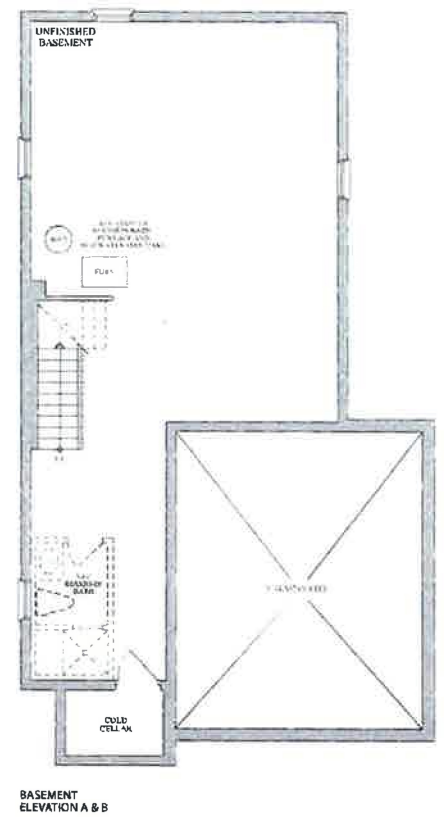
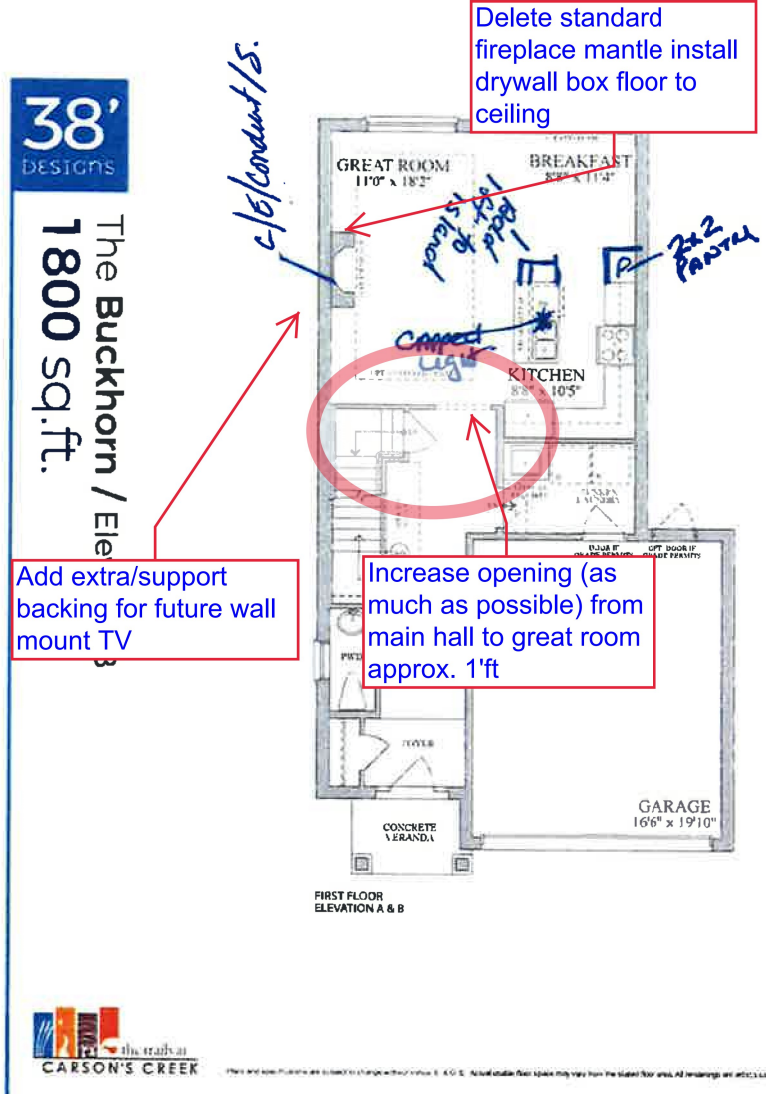
BELLAIRE PROPERTIES INC.

PURCHASER

VENDOR

(Original verified at Head Office)

Purchaser's Initial(s): AL

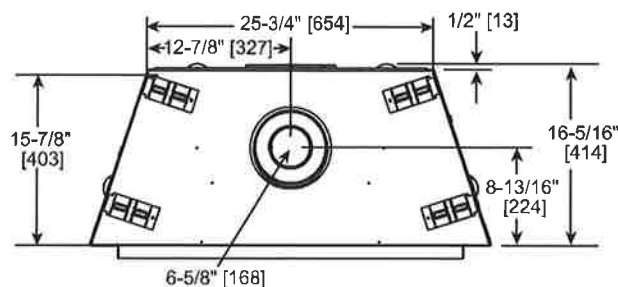
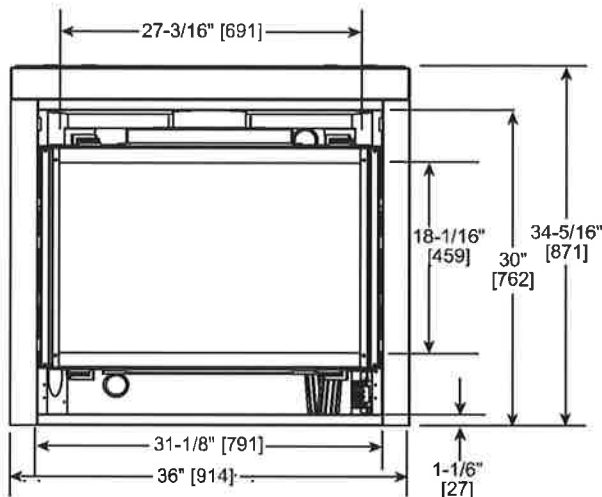
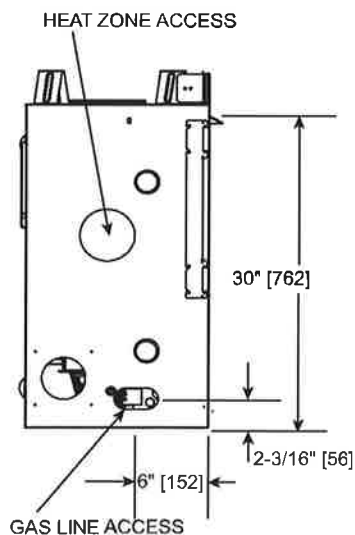
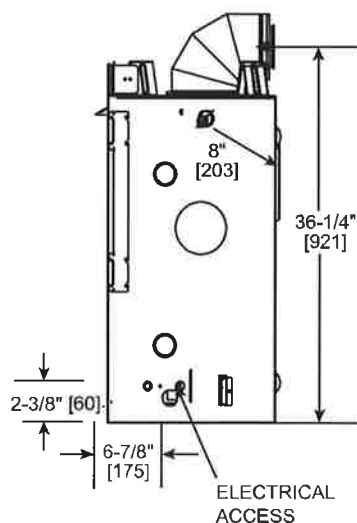


MAJESTIC

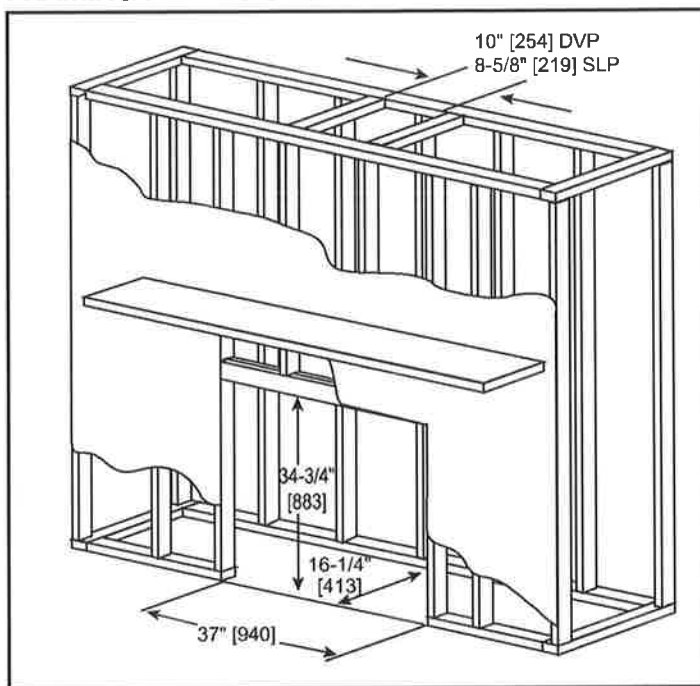
Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

MERCURY
Direct Vent Gas Fireplace

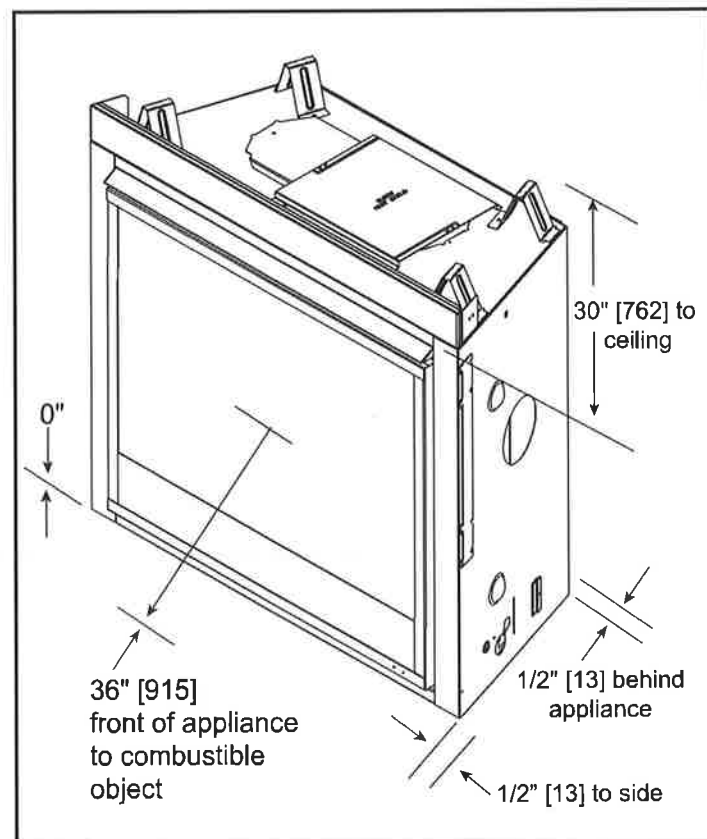
MODEL	HEIGHT		FRONT WIDTH		BACK WIDTH		DEPTH		GLASS SIZE
MERC32	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	27-3/16" x 18-1/16"
	34-5/16"	34-3/4"	36"	37"	25-3/4"	37"	16-5/16"	16-1/4"	

TOP VIEW**FRONT VIEW****LEFT SIDE****RIGHT SIDE**

FRAMING DIMENSIONS



CLEARANCES TO COMBUSTIBLES



Product information provided is not complete and is subject to change without notice. Product installation must adhere strictly to instructions accompanying product to avoid risk of fire and potential injury.

Additional information can be found online at www.majesticproducts.com

MAJESTIC

Lakeville, MN Phone: (800) 927-6841
Web: www.majesticproducts.com